

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # 2007-2279-3IH -P

21 NOVEMBER 2007

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

WKG Land Partners, LLC
c/o THE EARTHWORKS GROUP
P.O. BOX 201
MURRELLS INLET, SC 29576

MAJOR ACTIVITY

for a permit to construct a commercial marina in

WINYAH BAY (GREAT PEE DEE RIVER)

at a location described as situated between Lands End Marina and the U.S. Coast Guard Station on Marina Drive, Georgetown County, South Carolina (Latitude 33.36403°N, -79.26811°W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, WEDNESDAY, 26 DECEMBER 2007

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of the removal of an existing docking structure and constructing a new commercial docking facility. In detail the work consist of constructing a 79 slip commercial docking facility with access provided by an 8' x 328' fixed walkway attached to high ground. The dimensions for all marina related structures are provided on drawing sheet 8 of 8. Individual power pedestals and potable water outlets will be provided at the boat slips. The purpose of the proposed project is for a commercial docking facility.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by

public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact (0.35) acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

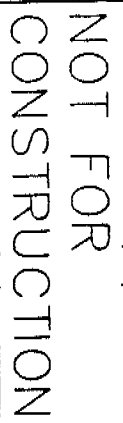
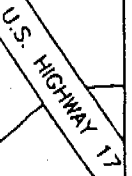
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Rob Huff at 843-365-1726.

Steve Brooks
Project Manager
SCDHEC-OCRM



Applicant: **WKG LAND PARTNERS, LLC**

Project Title: WINYAH BAY MARINA
INDIVIDUAL PERMIT APPLICATION

Project Location: LOT K GREENWICH PLANTATION
MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA

Revisions		Sheet Title: EXISTING SURROUNDING AREA PLAN VIEW	
Date	Initials		
Date: 09/25/07		Scale: 1" = 250'	
Application # 2007-2279-3JM		Sheet 2 of 8	

Sheet Title: EXISTING SURROUNDING AREA PLAN VIEW

Date: 09/25/07

Scale: 1" = 250'

Application #

Sheet 2 of 8

Application #
2007-2279-3TH

NOT FOR
CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC

Project Title: WINYAH BAY MARINA
INDIVIDUAL PERMIT APPLICATION

Project Location: LOT K GREENWICH PLANTATION
MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA

Revisions	
Date	Initials

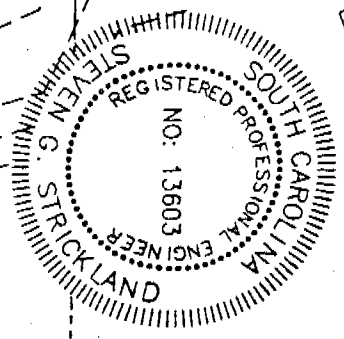
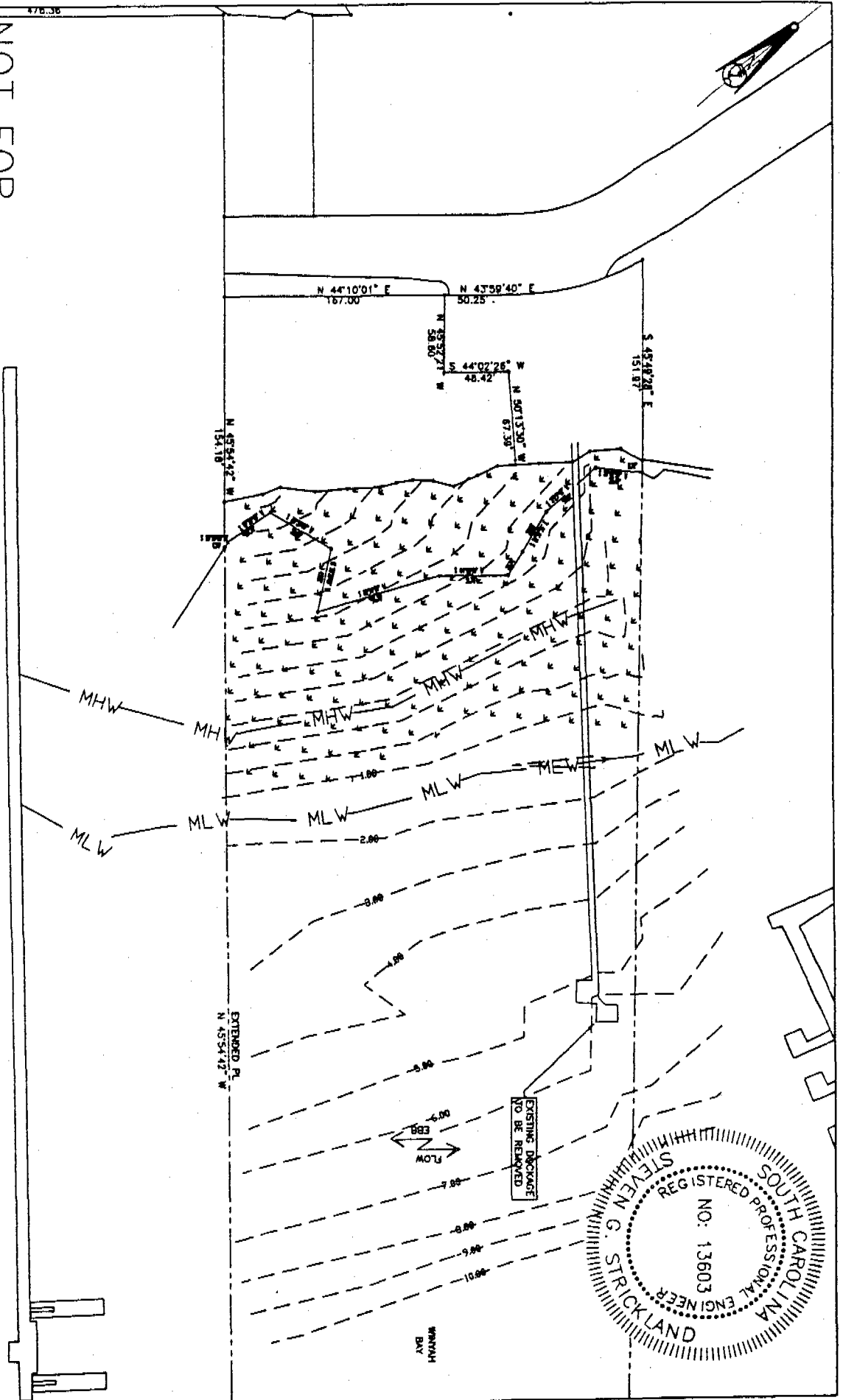
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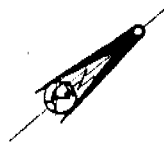
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Scale: 1" = 100'

Application #
2007-2271-3TH

Sheet 3 of 8





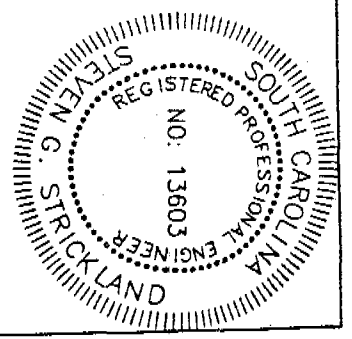
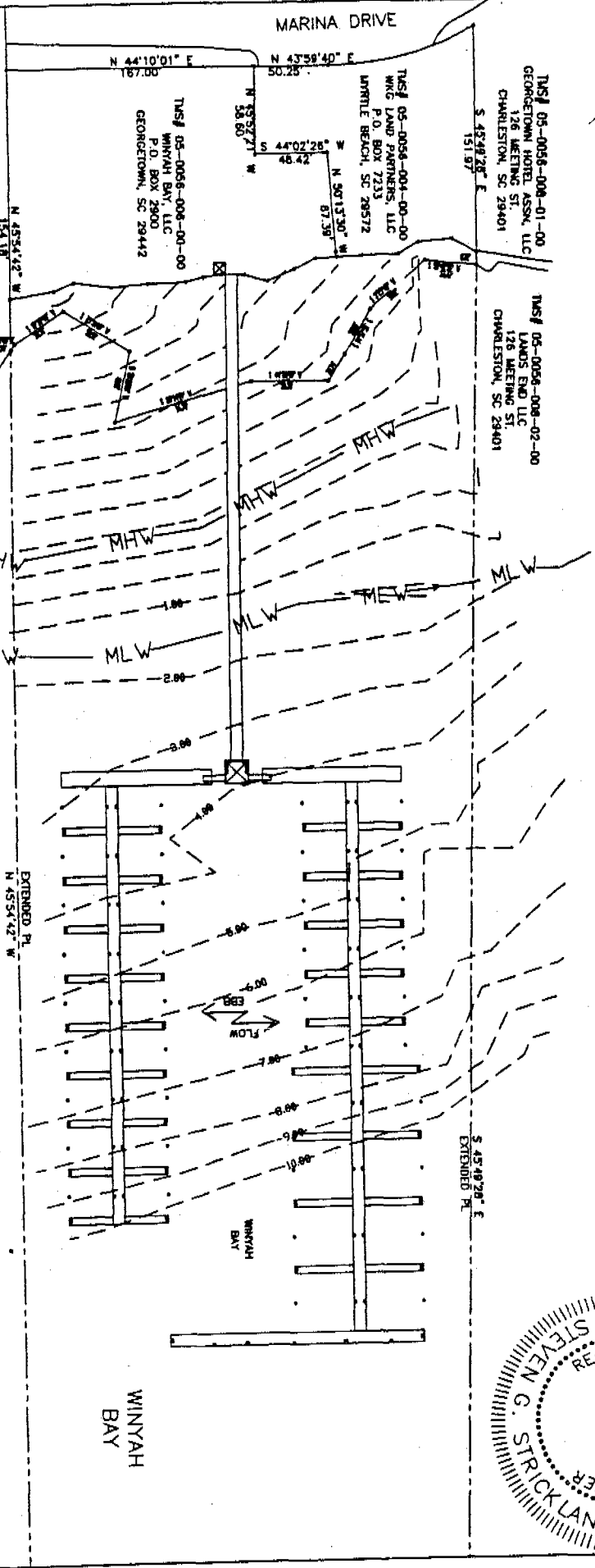
TMS# 05-0056-008-01-00
GEORGETOWN FORT ASSK, LLC
126 MEETING ST.
CHARLESTON, SC 29401

TMS# 05-0056-008-02-00
LANDS END LLC
126 MEETING ST.
CHARLESTON, SC 29401

TMS# 05-0056-004-00-00
WKG LAND PARTNERS, LLC
P.O. BOX 7233
MYRTLE BEACH, SC 29572

TMS# 05-0056-006-00-00
WINYAH BAY, LLC
P.O. BOX 2900
GEORGETOWN, SC 29442

TMS# 05-0033-157-01-01
US OF AMERICA 27TH COAST
51 S.W. FIRST AVE.
ROOM 1216
MIAMI, FL 33130



NOT FOR
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Applicant: WKG LAND PARTNERS, LLC

Project Title: WINYAH BAY MARINA

Project Location: LOT K GREENWICH PLANTATION
MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA

Revisions

Date	Initials
10/17/07	CAH

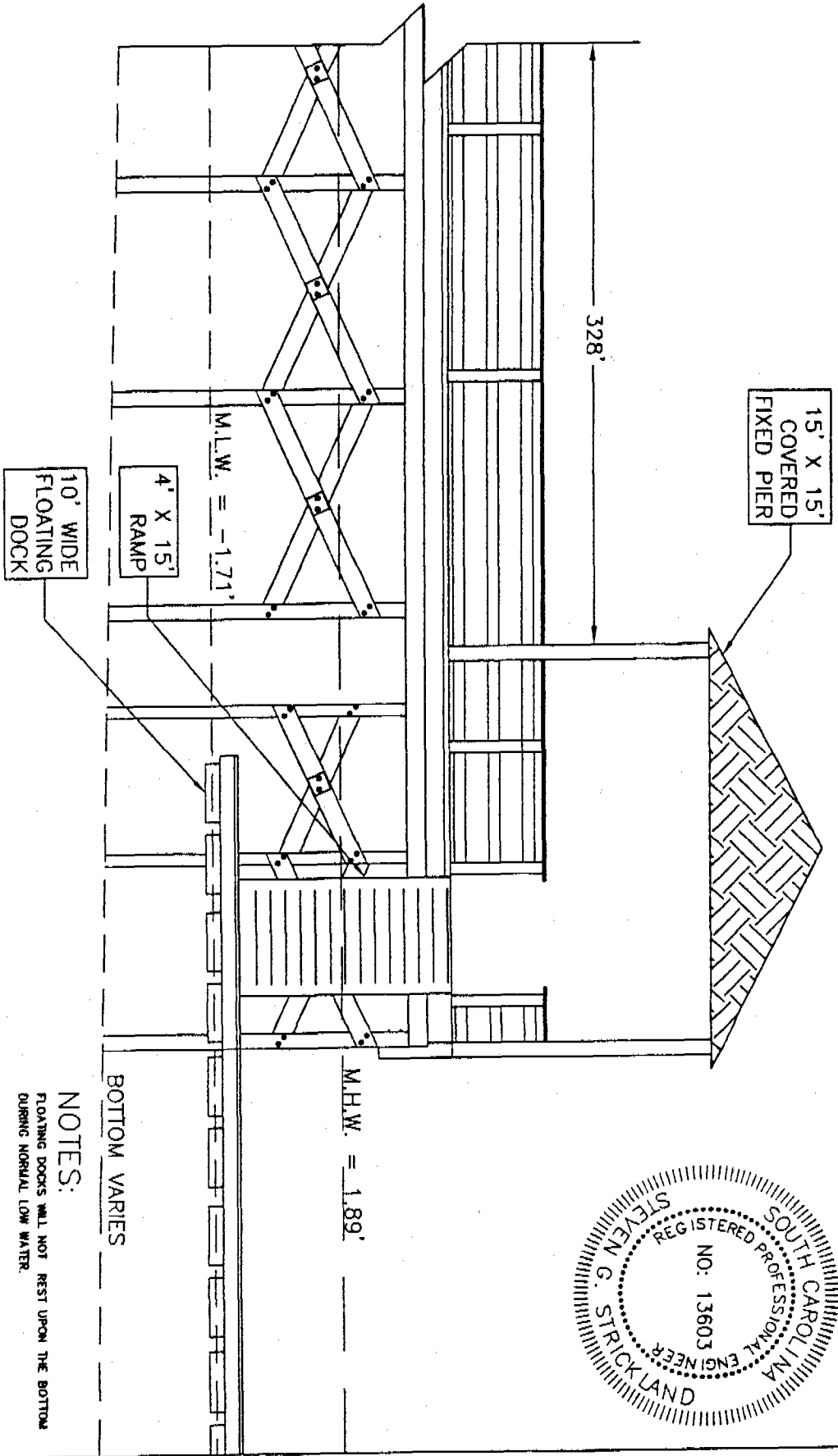
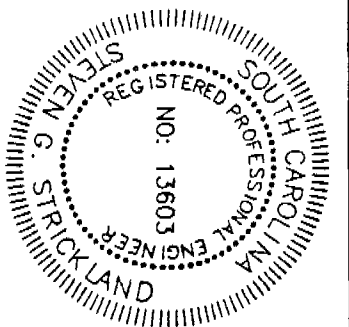
Sheet Title: PROPOSED PLAN VIEW

Date: 09/25/07

Scale: 1" = 100'

Application #
2007-2279-3TH

Sheet 4 of 8



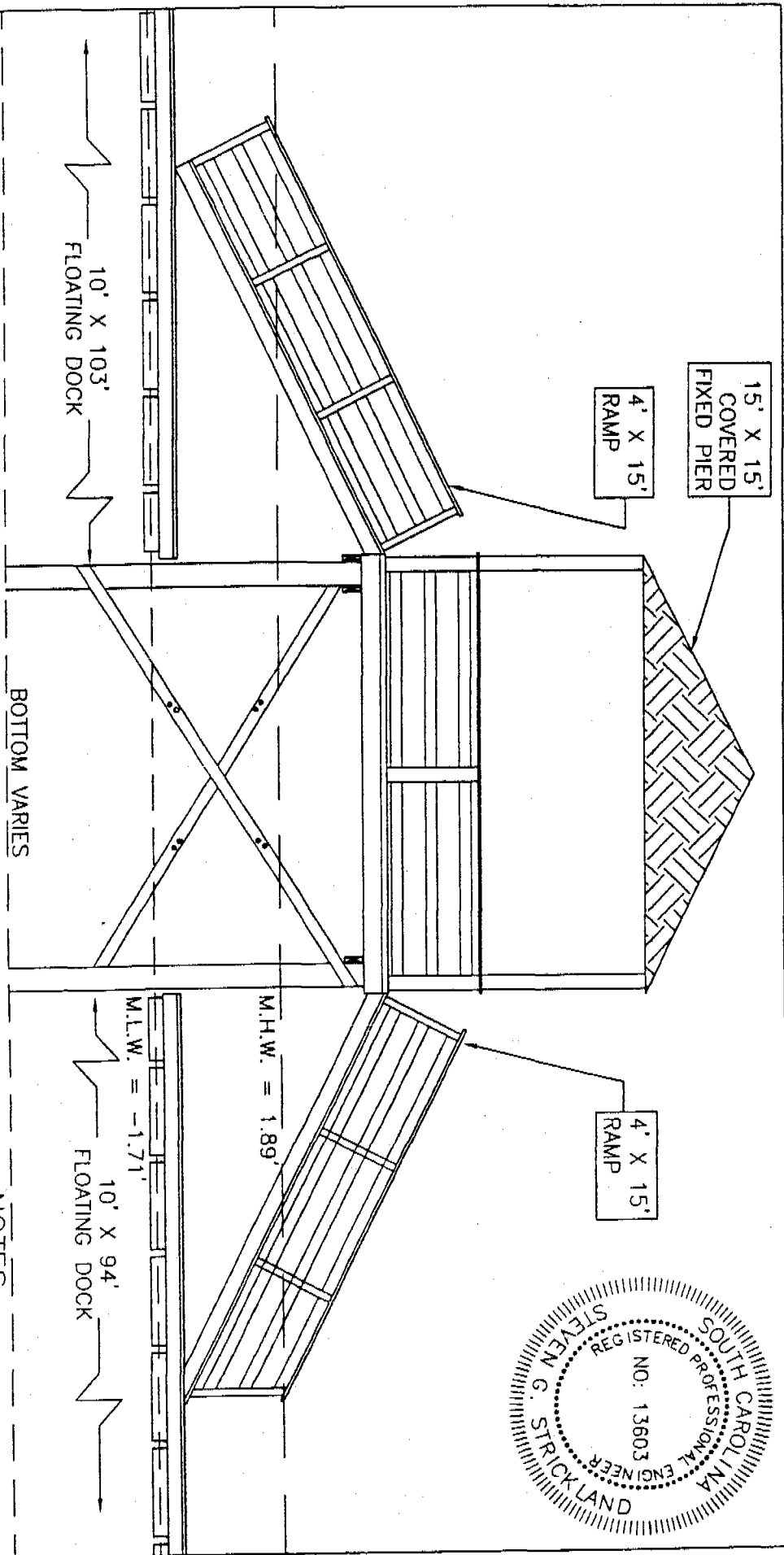
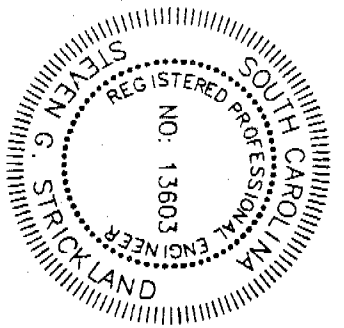
BOTTOM VARIES

NOTES:

- FLOATING DOCKS WILL NOT REST UPON THE BOTTOM DURING NORMAL LOW WATER.
- DECKING OF FIXED PERHEAD CAN BE NO CLOSER THAN 3 FEET ABOVE MHW.
- MAXIMUM ALLOWABLE ROOF HEIGHT SHALL BE 12' AS MEASURED FROM THE FLOOR DECKING OF THE DOCK TO THE HIGHEST POINT OF THE ROOF INCLUDING ANY ORNAMENTAL STRUCTURES.

NOT FOR
CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC	Revisions		Sheet Title: SIDE VIEW	
	Date	Initials		
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION			Date: 09/25/07	Scale: 1" = NTS
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA			Application # 2007-2275-3TH	Sheet 5 of 8

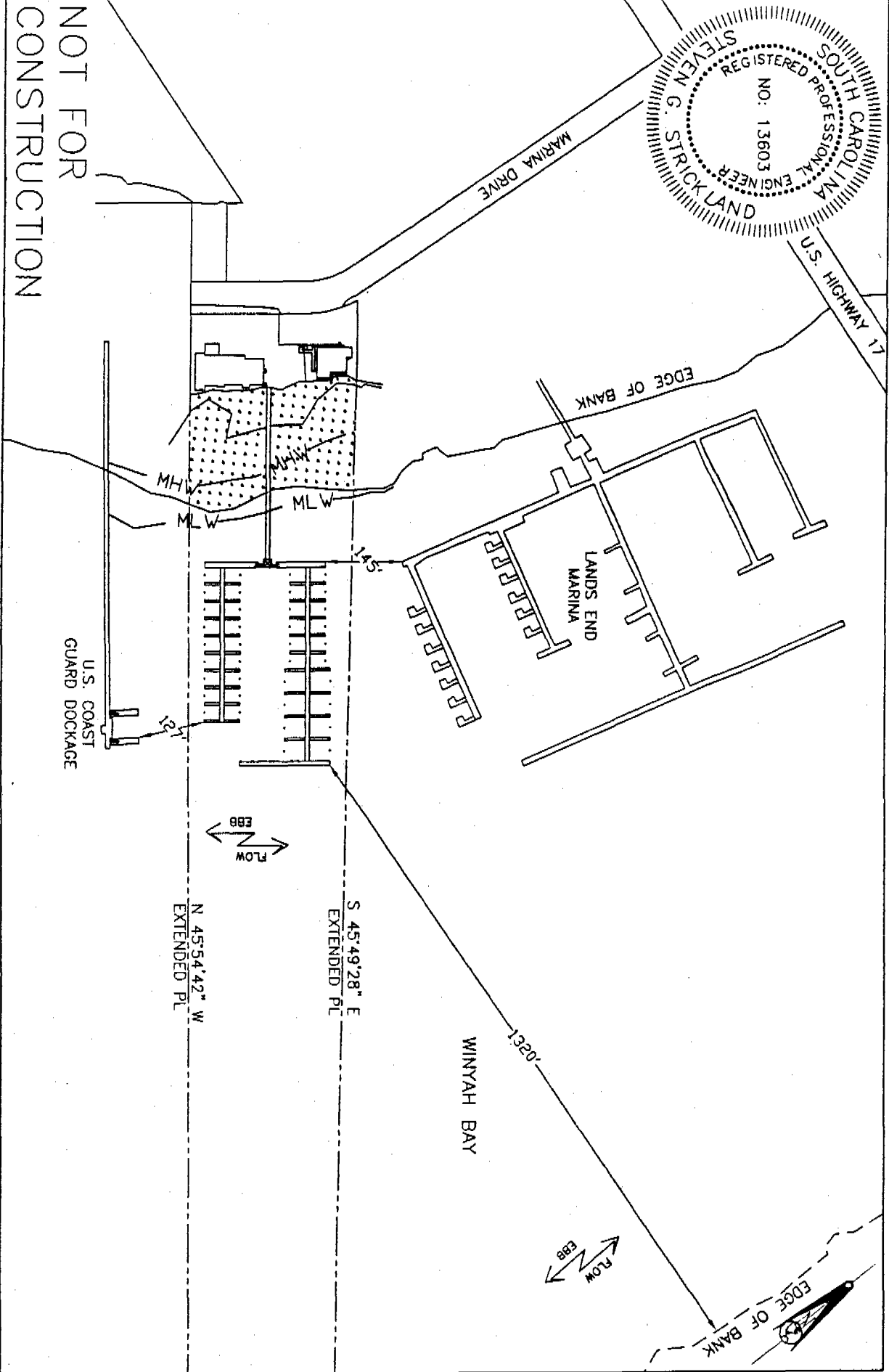
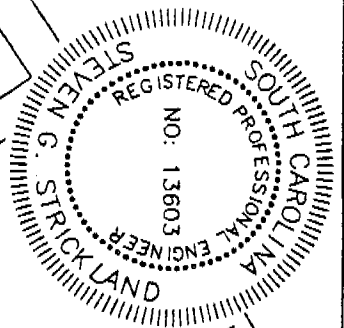


NOT FOR
CONSTRUCTION

NOTES:

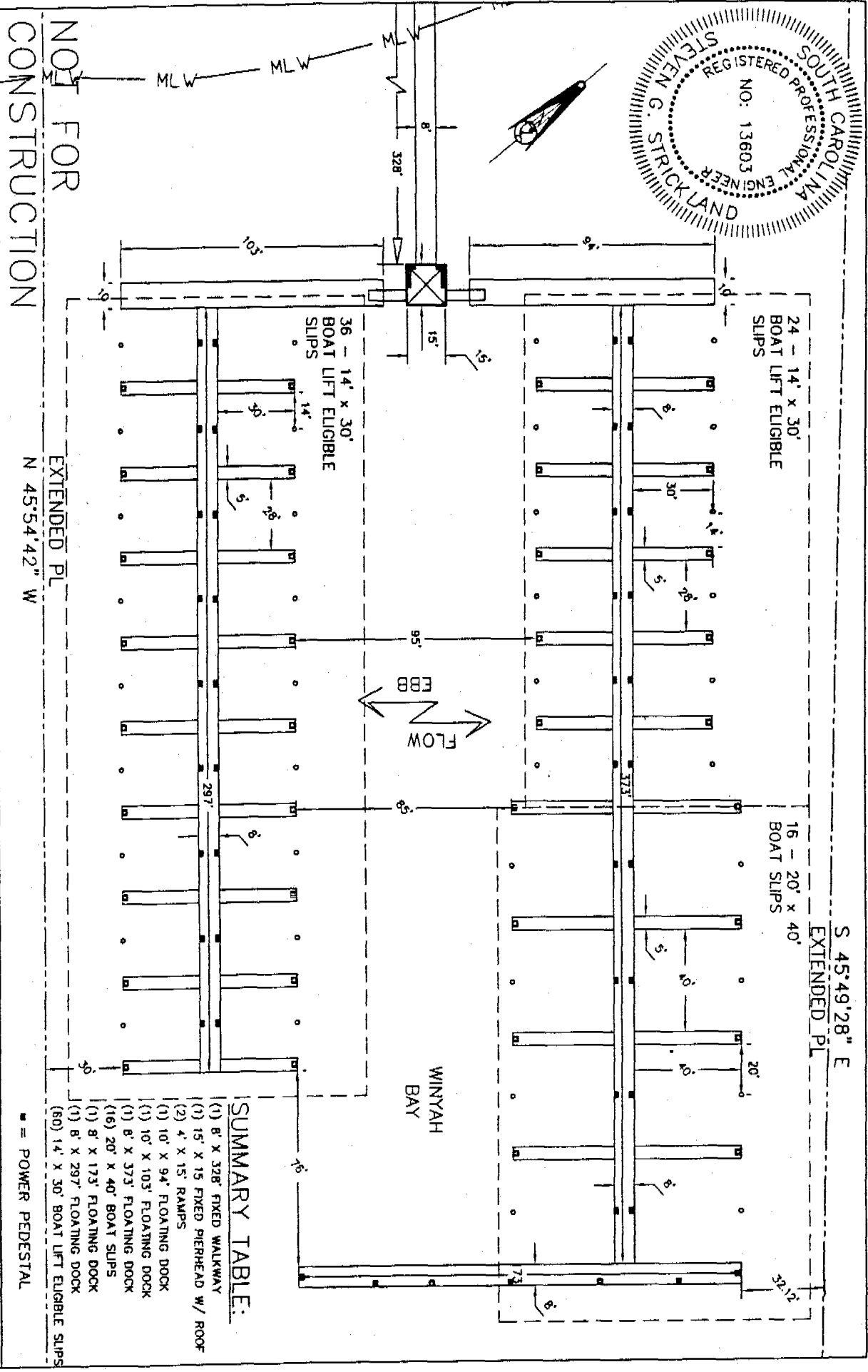
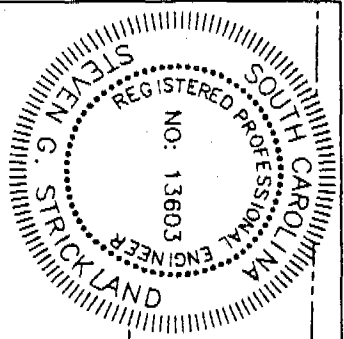
- FLOATING DOCKS WILL NOT REST UPON THE BOTTOM DURING NORMAL LOW WATER.
- DECKING OF FIXED PIERHEAD CAN BE NO CLOSER THAN 3 FEET ABOVE MHW.
- MAXIMUM ALLOWABLE ROOF HEIGHT SHALL BE 12' AS MEASURED FROM THE FLOOR DECKING OF THE DOCK TO THE HIGHEST POINT OF THE ROOF INCLUDING ANY ORNAMENTAL STRUCTURES.

Applicant: WKG LAND PARTNERS, LLC	Revisions		Sheet Title: FRONT VIEW	Date: 09/25/07	Scale: 1" = NTS
	Date	Initials			
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION			Application #	2007-2279-3FH	Sheet 6 of 8
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA					



NOT FOR
CONSTRUCTION

Applicant: WKG LAND PARTNERS, LLC	Revisions		Sheet Title: MARINA CORRIDOR VIEW
	Date	Initials	
Project Title: WINYAH BAY MARINA INDIVIDUAL PERMIT APPLICATION			Date: 09/25/07
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA			Application # 2007-2279-SIH
			Scale: 1" = 250'
			Sheet 7 of 8



SUMMARY TABLE:

- (1) 8' X 328' FIXED WALKWAY
- (1) 15' X 15' FIXED PIERHEAD W/ ROOF
- (2) 4' X 15' RAMPS
- (1) 10' X 94' FLOATING DOCK
- (1) 10' X 103' FLOATING DOCK
- (1) 8' X 373' FLOATING DOCK
- (16) 20' X 40' BOAT SLIPS
- (1) 8' X 173' FLOATING DOCK
- (1) 8' X 297' FLOATING DOCK
- (60) 14' X 30' BOAT LIFT ELIGIBLE SLIPS

■ = POWER PEDESTAL

Applicant: WKG LAND PARTNERS, LLC		Revisions		Sheet Title: DETAILED PLAN VIEW	
Project Title: WINYAH BAY MARINA		Date	Initials		
Project Location: LOT K GREENWICH PLANTATION MARINA DRIVE, GEORGETOWN, SOUTH CAROLINA				Date: 10/16/07	Scale: 1" = 50'
				Application # 2007-2279-3TH	Sheet 8 of 8